

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by Roberta Moore, Planner I

SUBJECT: Resolution
DG 7-1-03 Pasadena Imagination Farms East, 13605 Orange Drive /
Generally located on the north side of Orange Drive between Flamingo
Road and SW 142 Avenue.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE RESTRICTIVE NOTE OF THE "IMAGINATION FARMS EAST" PLAT, AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the plat note on the "Imagination Farms East" Plat to reduce the total number of single family units from 416 to 415.

The applicant as a result of a request by the Broward County Development Management Division is requesting a reduction in the total number of units restricted by the plat note to match the actual number of units constructed on the subject property.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Justification, Plat, Future Land Use Map, Subject Site, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE RESTRICTIVE NOTE OF THE "IMAGINATION FARMS EAST" PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as the "Imagination Farms East" Plat was recorded in the public records of Broward County in Plat Book 164, Page 23; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the "Imagination Farms East" Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Pasadena Estates at Imagination Farms	Name:	H.J. Zimmerman & Associates, Inc.
Address:	1000 W. Hiatus Road	Address:	12555 Orange Drive, Suite 100
City:	Pembroke Pines, FL 33026	City:	Davie, FL 33330
Phone:	(954) 431-6100	Phone:	(954) 862-1440

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend the plat note as a result of a request by the Broward County Development Management Division to reduce the total number of units restricted by plat note to match the actual number of units constructed at final Certificate of Occupancy.

From:

"This plat is restricted to 416 detached single family units. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by the approval of the Broward County Board of County Commissioners."

To:

"This plat is restricted to 415 detached single family units. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by the approval of the Broward County Board of County Commissioners."

Address/Location: 13605 Orange Drive / Generally located on the north side of Orange Drive between Flamingo Road and SW 142 Avenue.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: E, Estate Dwelling District

Existing Use: 415 Single Family Residences

Proposed Use: 415 Single Family Residences

Parcel Size: 415.048 acres (18,079,418.49 square feet)

Surrounding Uses:

North: Vacant and Residential
South: New River Canal (C-11) and Cooper City
East: Vacant
West: Vacant

Future Land Use Plan Designation:

Residential (1 DU/AC)
Cooper City
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District and RS, Recreation and Open Space District
South: Cooper City
East: A-1, Agricultural District
West: A-1, Agricultural District and RS, Recreation and Open Space District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: The Imagination Farms East Plat was approved by Town Council at the August 21, 1996 meeting. The site plan has been previously approved by Town Council.

APPLICATION DETAILS

The applicant is requesting to amend the plat note as a result of a request by the Broward County Development Management Division to reduce the total number of units restricted by plat note to match the actual number of units constructed at final Certificate of Occupancy. The Restrictive Plat Note permits 416 single family residences whereas the actual number of single family residences built is 415.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat note revisions.

Significant Development Review Agency Comments

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The applicant as a result of a request by the Broward County Development Management Division is requesting to reduce the total number of units restricted by the subject plat to match the actual number of units constructed. The subject plat permits 416 single family units, however, the actual number of single family units built was 415.

It is Staff's understanding that Broward County has no objection to the requested amendment. Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Exhibits

1. Resolution
2. Justification letter
3. Plat
4. Future Land Use Map
5. Subject Site, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

JUSTIFICATION LETTER

The reason for the proposed plat note amendment is a result of a request by the Broward County Development Management Division to reduce the total number of units restricted by plat note to match the actual number of units constructed at final Certificate of Occupancy. This would reduce the number of units from 416 units to 415 units, thus reducing the permitted trips by one (1) unit. Therefore, we believe the proposed plat note amendment is warranted by the County's request as well as a benefit to the Town as it reduces the permitted trips within the plat.

A PORTION OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST, T86TH R & W M TA A
RESUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST W
FLORIDA TRAIL LAND SURVEY'S SUBDIVISION NO. 1 (PLAT BOOK 2, PAGE 17 OF 21)
IN THE TOWN OF DAVIE, OKMARD COUNTY, FLORIDA

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The following is a list of the names of the persons who have been appointed to the various committees of the National Council of the American People, Inc., for the year 1934:

President: John P. Morgan
 Vice President: John P. Morgan
 Secretary: John P. Morgan
 Treasurer: John P. Morgan
 Committee on Finance: John P. Morgan
 Committee on Legislation: John P. Morgan
 Committee on Public Relations: John P. Morgan
 Committee on Education: John P. Morgan
 Committee on Social Work: John P. Morgan
 Committee on Labor: John P. Morgan
 Committee on Agriculture: John P. Morgan
 Committee on Industry: John P. Morgan
 Committee on Commerce: John P. Morgan
 Committee on Transportation: John P. Morgan
 Committee on Communication: John P. Morgan
 Committee on Defense: John P. Morgan
 Committee on Foreign Affairs: John P. Morgan
 Committee on Internal Security: John P. Morgan
 Committee on Public Safety: John P. Morgan
 Committee on Health: John P. Morgan
 Committee on Education: John P. Morgan
 Committee on Social Work: John P. Morgan
 Committee on Labor: John P. Morgan
 Committee on Agriculture: John P. Morgan
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 Committee on Communication: John P. Morgan
 Committee on Defense: John P. Morgan
 Committee on Foreign Affairs: John P. Morgan
 Committee on Internal Security: John P. Morgan
 Committee on Public Safety: John P. Morgan
 Committee on Health: John P. Morgan

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Designed By
MILTON L. EGG AND JEFFREY R. THE
1400 Merit Award in Print, American Society
2001

Robert P. Leach
Professional Land Surveyor
Member of Professional Association No. 0007

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THIS INSTRUMENT WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA, ON 11/11/2015, AT 10:05 AM.

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Approved for Release by NSA on 09-12-2013 pursuant to E.O. 13526

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Chairman		Placed Treasury	

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UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF PLANT INDUSTRY
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OFFICE OF THE CHIEF, BUREAU OF PLANT INDUSTRY
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A PORTION OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 40 EAST TOGETHER WITH A
 PORTION OF A PORTION OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF
 FLORIDA FRUITLANDS COMPANY 8 SUBDIVISION NO. 1 PLAT BOOK 3, PAGE 17 OF 17
 IN THE TOWN OF DAVEN, MONROE COUNTY, FLORIDA



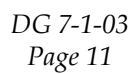
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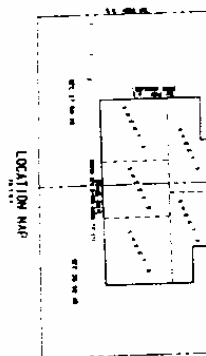
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— MATCH LINE, SEE SHEET 5 OF 6.

MATCH LINE, SEE SHEET B OF 6.

5 N 174TH AVENUE (FLAMINGO ROAD)



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- MATCH LINE, SEE SHEET J OF 1

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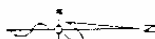
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Figure 1: Schematic diagram of the experimental setup. A horizontal beam is supported by a central pivot. A weight W is suspended from the left end. A force F is applied at the right end, pulling downwards at an angle. The distance from the pivot to the point of application of F is labeled L . The angle between the beam and the horizontal is labeled θ .

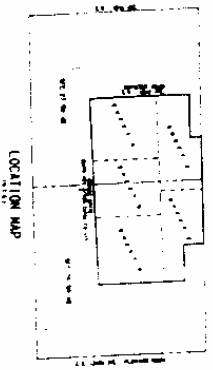
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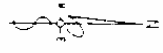
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IMAGINATION FARMS EAST



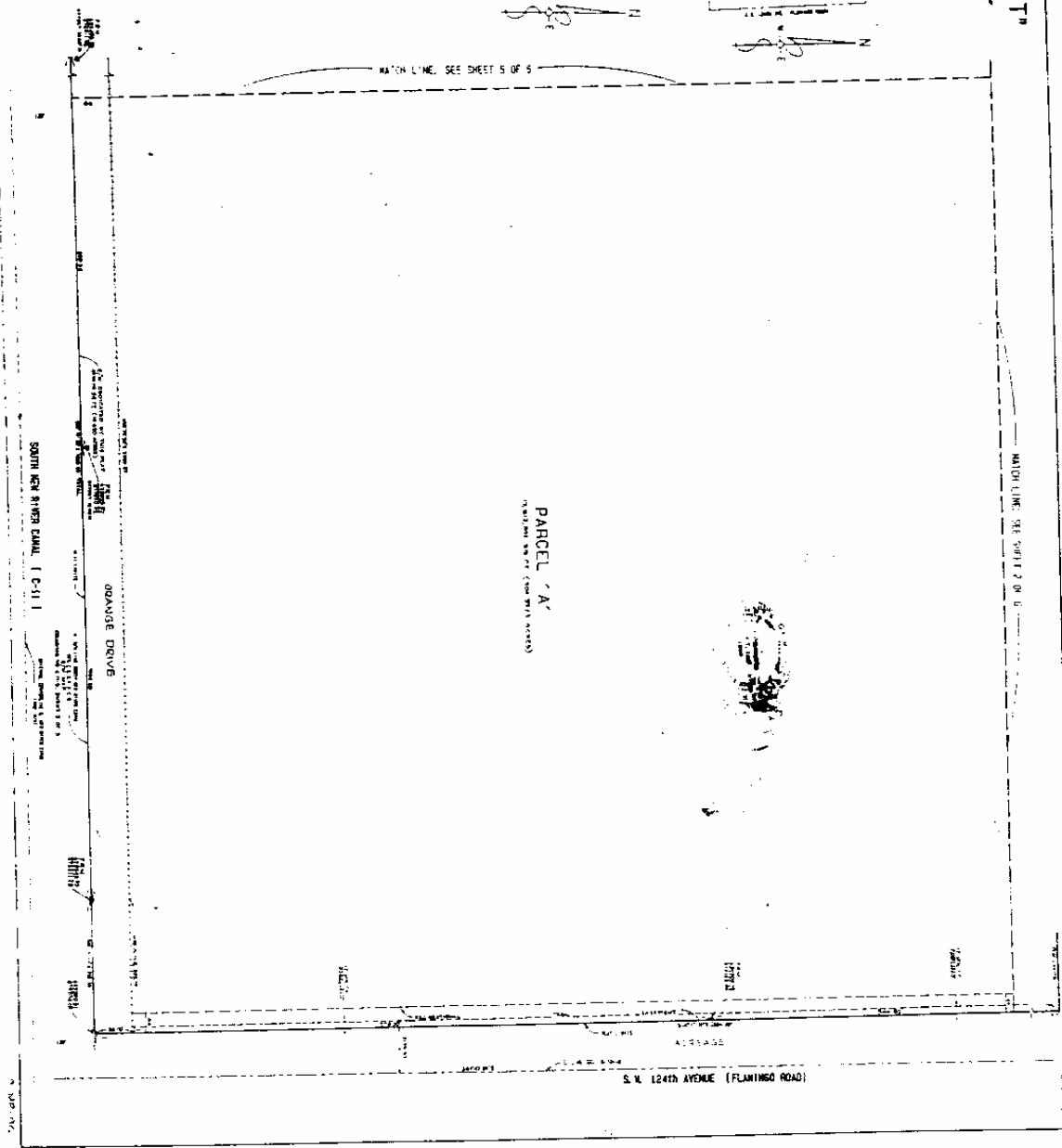
PROJECT DESCRIPTION:
 The project consists of the construction of a new 100-acre residential development located in the northeast corner of the intersection of S.W. 124th Avenue and S.W. 10th Street. The development will consist of 200 single-family lots, each approximately 1/2 acre in size. The lots will be arranged in a grid pattern with streets running north-south and east-west. The project is situated on a 100-acre tract that was previously used for agricultural purposes. The surrounding area is primarily residential and commercial. The project is located within the unincorporated area of the City of Fort Lauderdale, Florida. The project is subject to the City of Fort Lauderdale's Comprehensive Zoning Ordinance, which requires the project to be rezoned from its current agricultural zoning to a residential zoning category. The project is also subject to the Florida Department of Transportation's (FDOT) requirements for the construction of a new access road to the development. The project is currently in the planning stage and has not yet received any permits from the City of Fort Lauderdale or FDOT.

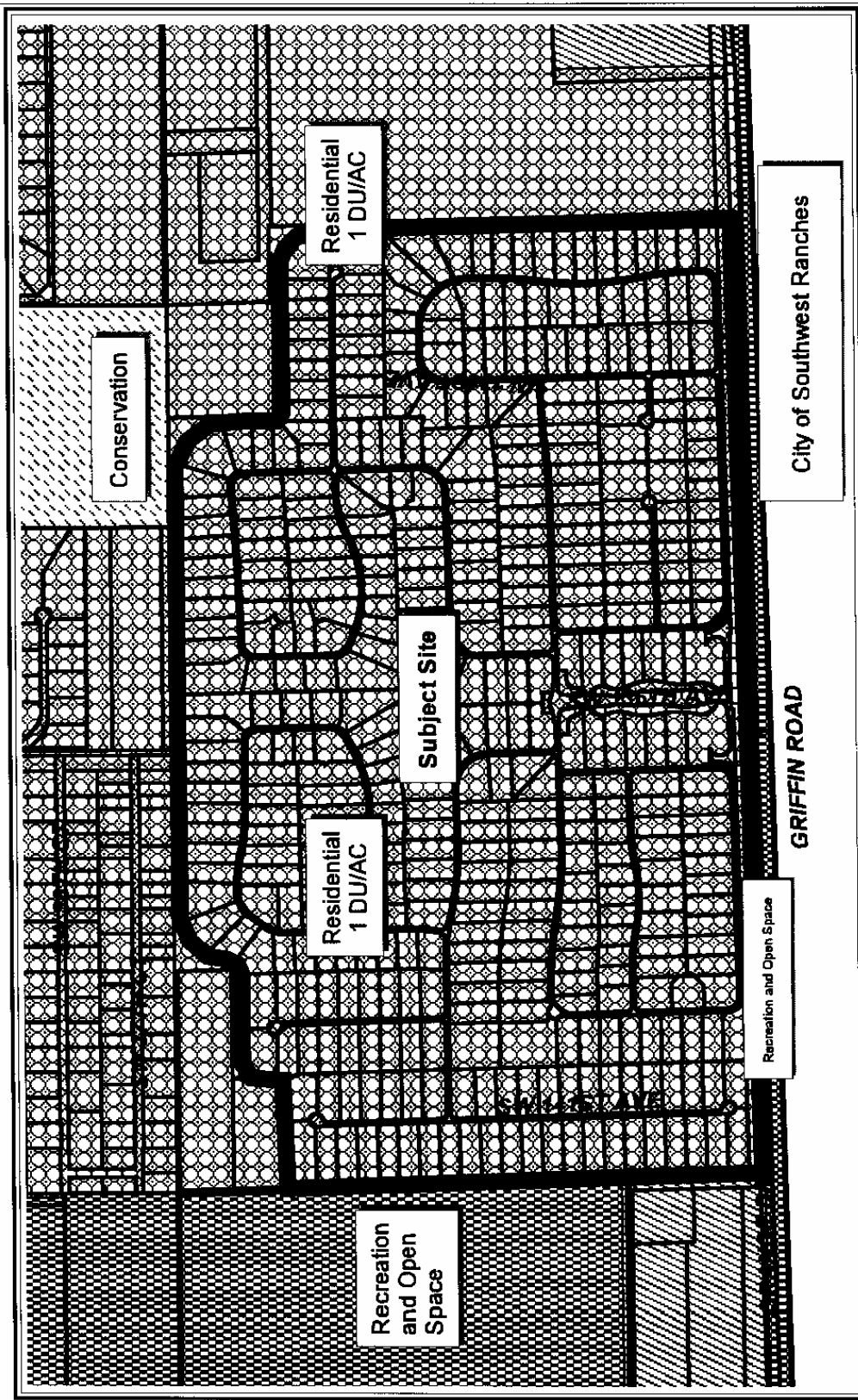


MATCH LINE, SEE SHEET 5 OF 5

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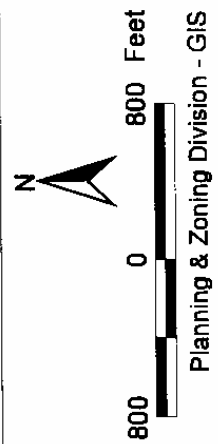
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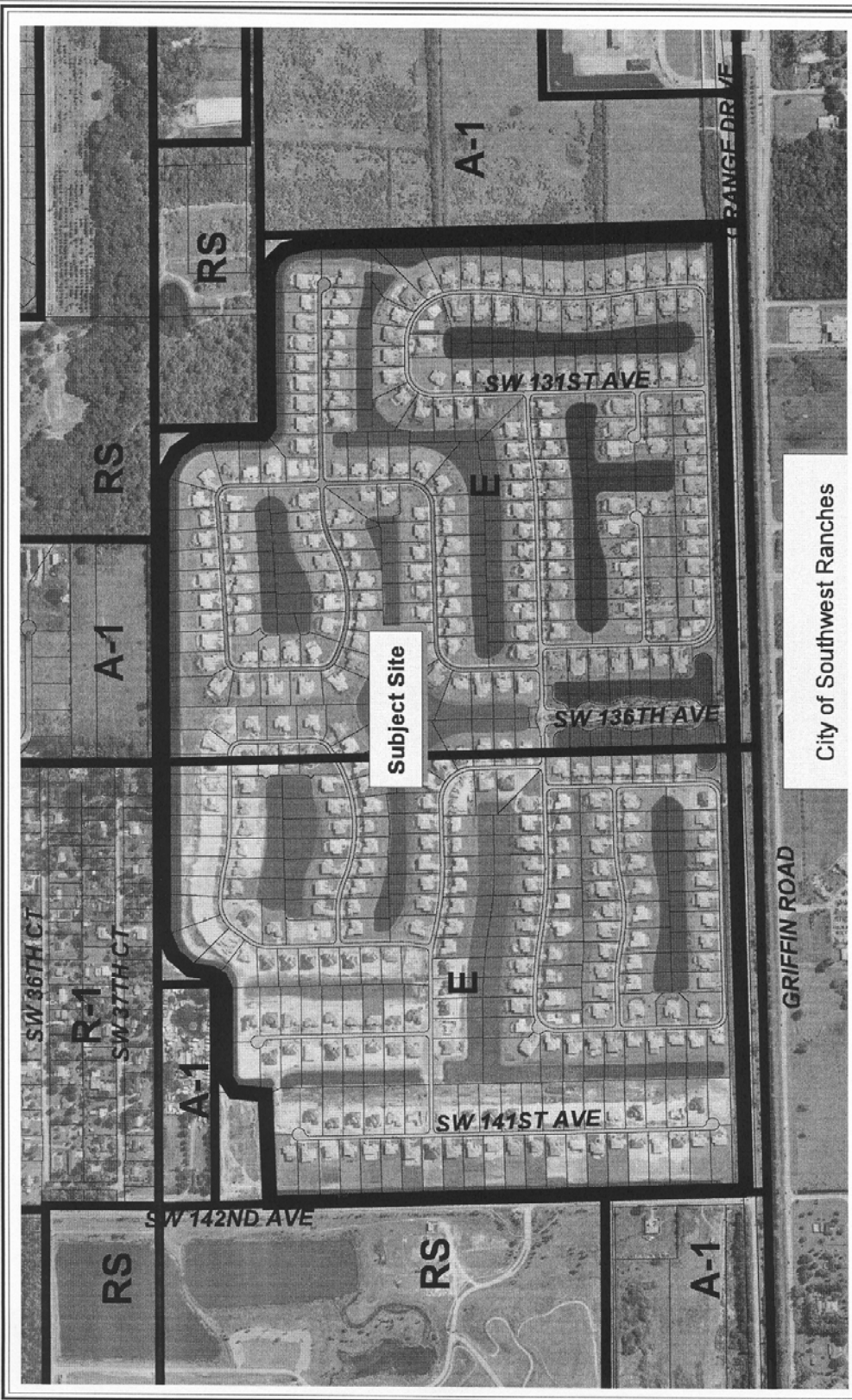




DELEGATION REQUEST **DG 7-01-03** **Future Land Use Map**

Prepared By: RKM
 Date Prepared: 5/1/03





Date Flown:
12/31/00



800 0 800 1600 Feet

Planning & Zoning Division - GIS



DELEGATION REQUEST **DG 7-01-03** **Zoning and Aerial Map**

Prepared By: RKM
Date Prepared: 8/1/03